

DESIGN ARCHITECT

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OWNER

PROPERTY CAPITAL INC.
MICHAEL METTOUDY & PIERRE MATTOUT
7128 INDIAN CREEK DR. MIAMI BEACH, FL 33141

LANDSCAPE ARCHITECT

BUILDING CENTER N°3
JASON TAPIA
223 EAST FLAGER ST. #614 MIAMI, FL 33131

TRAFFIC STUDY

RICHARD GARCIA & ASSOCIATES INC.
RICHARD GARCIA P.E.
8065 NW 98th ST. HIALEAH GARDENS, FI 33016

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Attached	LETTER OF INTENT
Attached	SURVEY
Attached	PLAN TREE DISPOSITION
Attached	LANDSCAPE PLANS
Attached	TRAFFIC STUDY
Attached	COPY BUILDING PERMIT CARD & EXISTING CONDITION

PROJECT INTRODUCTION

THE NEW HOTEL AT 7128 INDIAN CREEK DRIVE OBSERVES THE RESIDENTIAL SCALE OF THE STREET AND THE NEIGHBORHOOD WHILE INJECTING A NOVEL, DYNAMIC DESIGN THAT WILL HELP TO MODERNIZE AND RENOVATE THE NORTH BEACH TOWN CENTER DISTRICT.

ITS DESIGN ECHOES ELEMENTS NATIVE TO SOUTH FLORIDA, ITS NATURAL SPLENDOR, AND ITS ARCHITECTURAL PARAGONS.

THE BLUE AND WHITE MOSAICS WASHING UP THE SIDE OF THE ELEVATOR WALL, THE BASE OF THE STREET FACADE, THE CURVED WALL ON THE ROOF TOP, ALL EMULATE MIAMI'S TROPICAL VEGETATION AND BLUE OCEAN. THEY SERVE AS LANDMARKS VISIBLE FROM INDIAN CREEK DRIVE, 71 STREET, AND DICKENS AVENUE.

ITS TRACTABLE, CUTTING-EDGE BRISE-SOLEIL OPENS AND CLOSES TO LET GUESTS ENJOY SUNLIGHT OR PRIVACY AT WILL, WHILE MEETING MODERN ENERGY PERFORMANCE STANDARDS.

ON ONE SIDE, THE MASSING OF THE NEW BUILDING EXTENDS THE EXISTING ROOFLINE OF ITS NEIGHBOR TO THE SOUTH; ON THE OTHER, IT SCALES UP TO ITS NEIGHBOR TO THE NORTH, ACTING AS AN INTERMEDIATE BENCHMARK IN BETWEEN THE TWO.

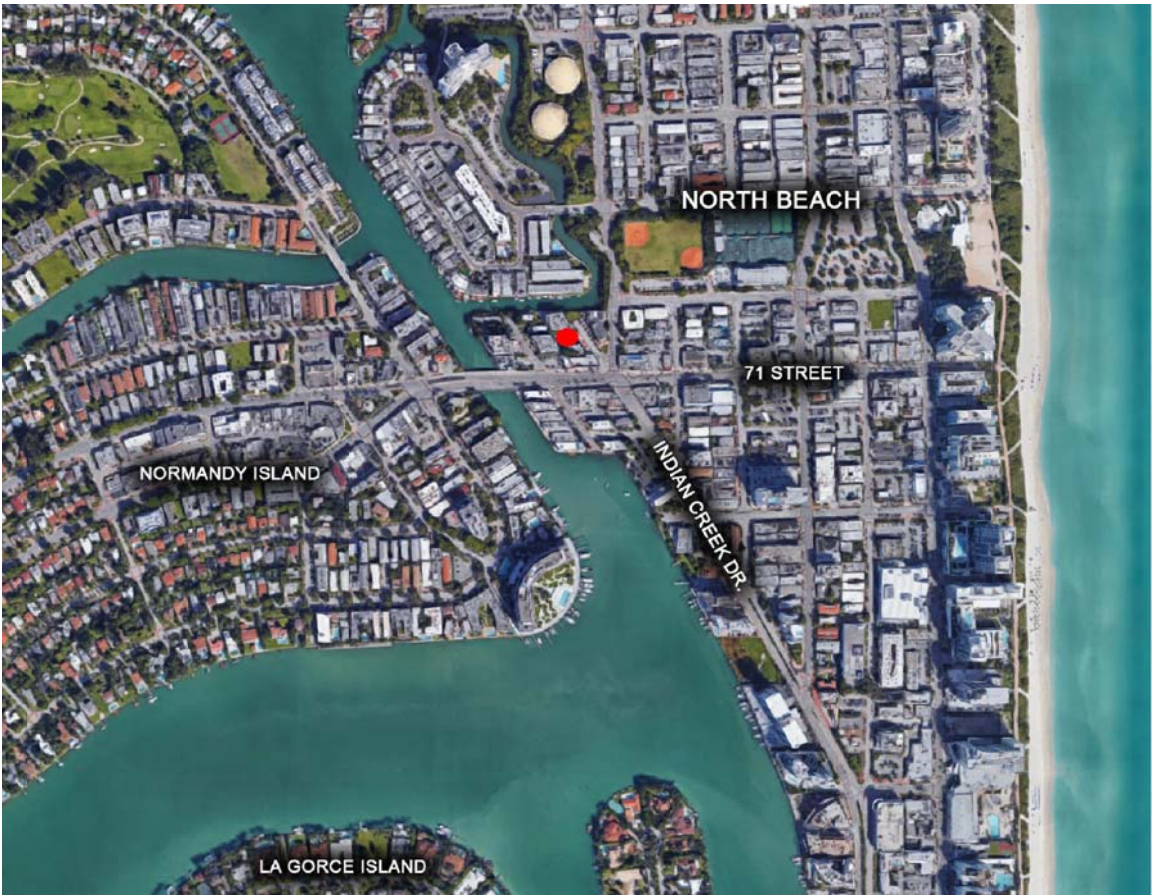
LOOKING TO THE FUTURE, THE NEW HOTEL RELATES TO THE NEW, RAISED STREET ELEVATION ALREADY PLANNED BY THE CMB PUBLIC WORKS DEPARTMENT.

IT'S PURPOSELY VEILED AND PARTIALLY SUNK PARKING REPLACES THE EXISTING HAZARDOUS OFF-STREET SPACES THAT BACK UP INTO THE STREET.

EXTENSIVE LANDSCAPE AND HARDSCAPE AT THE STREET LEVEL AND AT THE ROOF LEVEL SERVE BOTH AESTHETIC PURPOSES AND ENVIRONMENTAL GOALS.

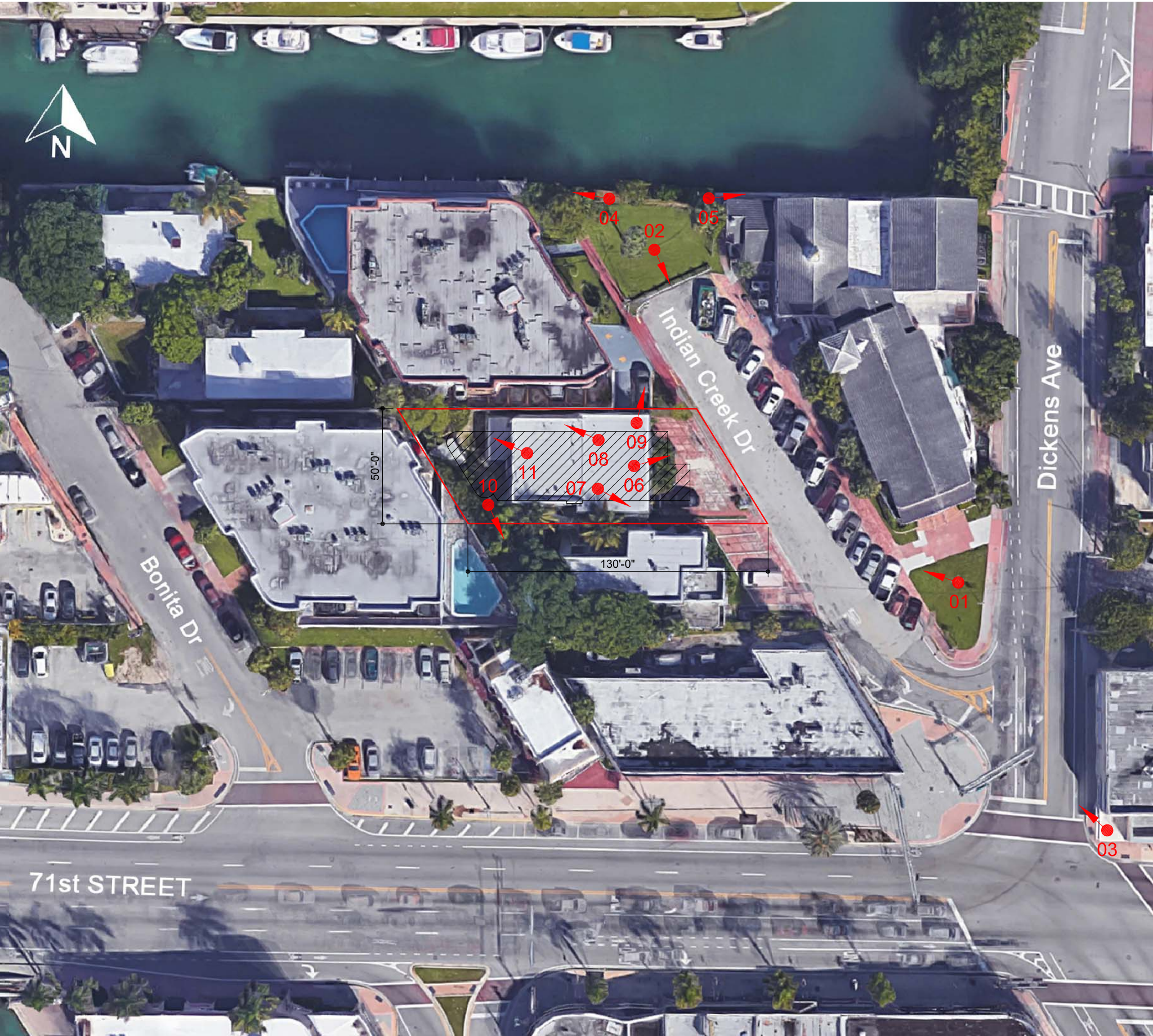
SCOPE OF WORK

- DEMOLITION OF EXISTING MULTI-FAMILY TWO-STORY APARTMENT WITH 08 RESIDENTIAL UNIT
- NEW CONSTRUCTION OF FOUR-STORY HOTEL BUILDING WITH 16 ROOMS

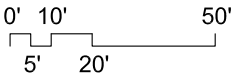




BOUTIQUE HOTEL ON INDIAN CREEK DRIVE
7128 INDIAN CREEK DRIVE | DESIGN REVIEW BOARD | FINAL SUBMITTAL
July 6, 2017



* Please see pictures pages 06-25 & 07-25



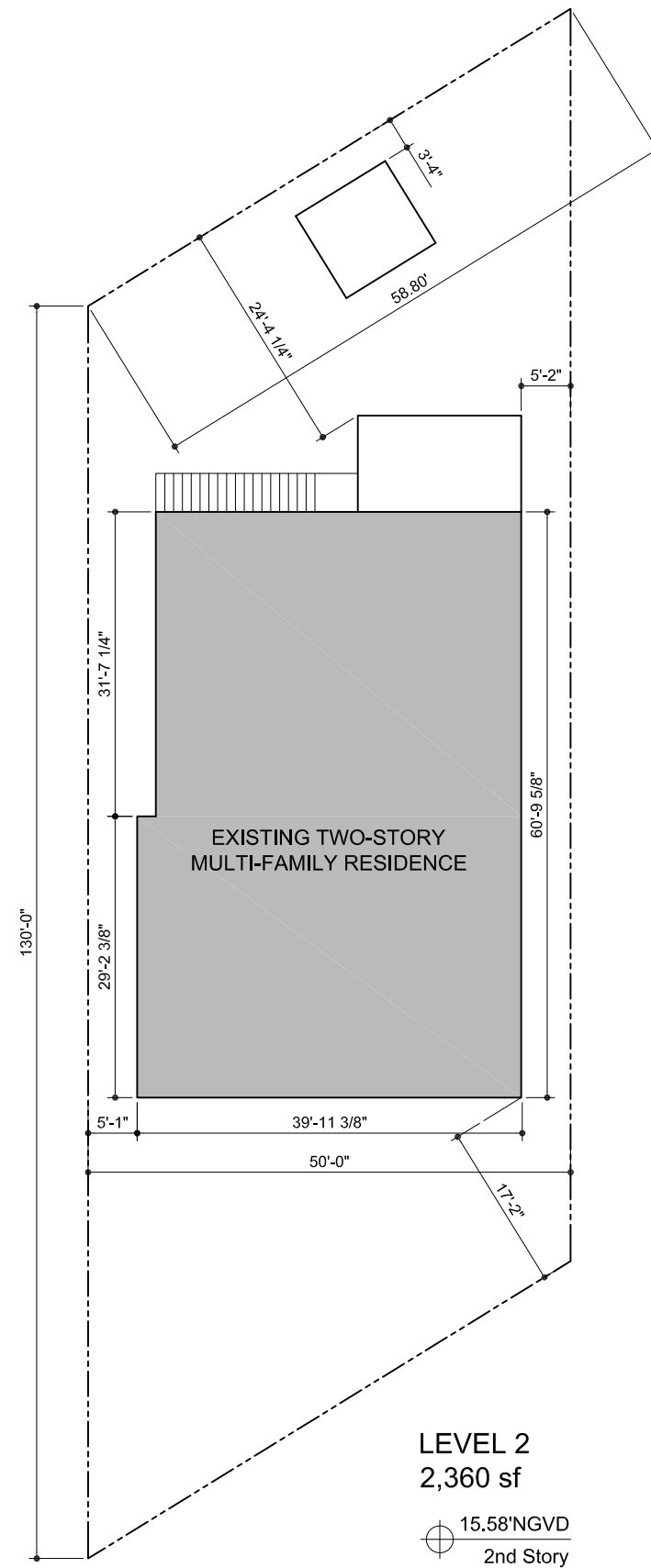
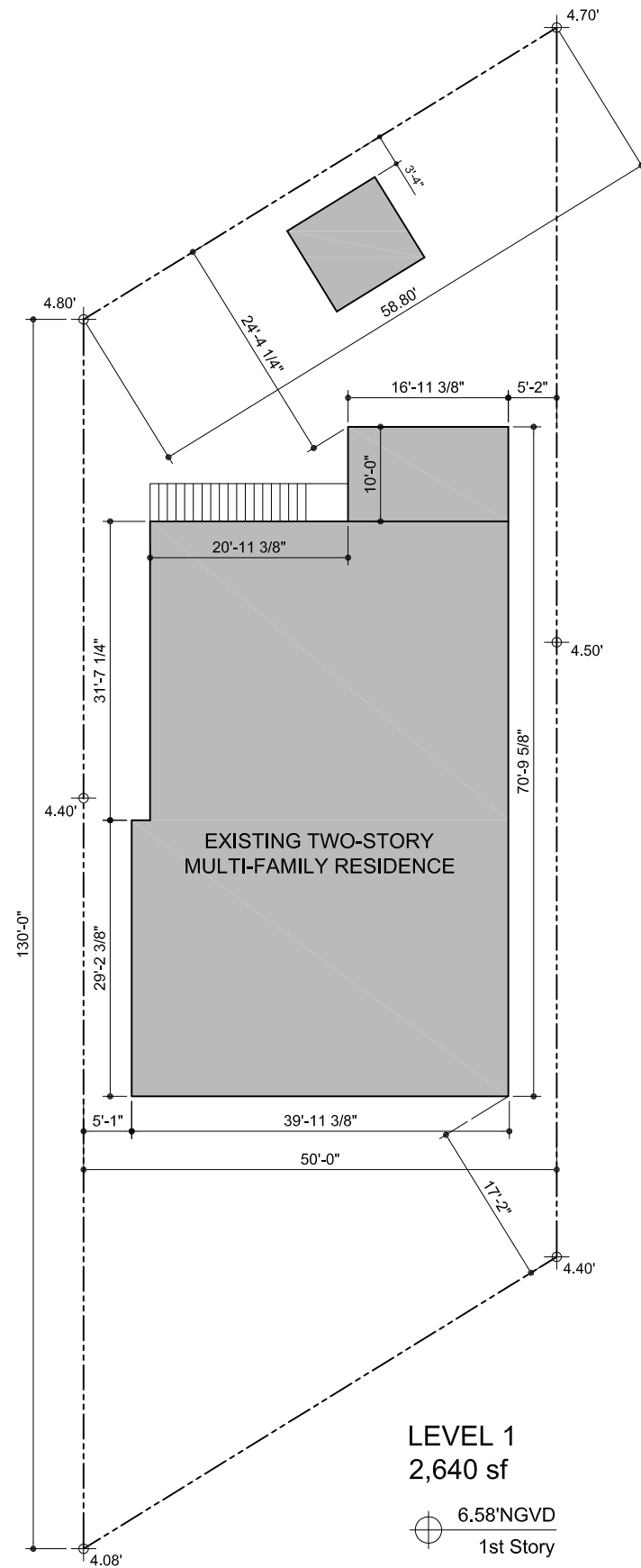
ITEM #	Zoning Information	MULTIFAMILY - COMMERCIAL - ZONING SHEET			
1	Address:	7128 INDIAN CREEK DRIVE			
2	Board and file numbers :	DESIGN REVIEW BOARD DRB17-0149			
3	Folio number(s):	02-3211-002-0130			
4	Year constructed:	1946	Zoning District:	TC-3 NORTH BEACH TOWN CENTER	
5	Based Flood Elevation:	+8.00' NGVD	Grade value in NGVD:	+4.24' NGVD	
6	Adjusted grade (Flood+Grade/2):	+6.63' NGVD	Lot Area:	6,500SF	
7	Lot width:	58'-0"	Lot Depth:	130'-0"	
8	Minimum Unit Size	330 SF (1 UNIT)	Average Unit Size	376 SF	
9	Existing use:	R-2 RESIDENTIAL	Proposed use:	HOTEL	
		Maximum	Existing	Proposed	Deficiencies
10	Height	45'-0"	24'-2"	40'-1"	
11	Number of Stories	4	2	4	
12	FAR	1.25	0.68	1.25	
13	Gross square footage	8,125 SF	4,421 SF	8,125 SF	
14	Square Footage by use	N/A	N/A	N/A	
15	Number of units Residential	N/A	8	0	
16	Number of units Hotel	N/A	0	16	
17	Number of seats	N/A	N/A	N/A	
18	Occupancy load	N/A	22	41	
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A	N/A	N/A	
20	Side Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback facing street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
	At Grade Parking:				
24	Front Setback:	15'-0"	17'-2"	15'-2"	
25	Side Setback:	10'-0"	5'-1"	10'-0"/ 5'-0" AT PEDESTAL	
26	Side Setback:	10'-0"	5'-2"	10'-0"/ 5'-0" AT PEDESTAL	
27	Side Setback facing street:	N/A	N/A	N/A	
28	Rear Setback:	10'-0"	24'-4"	10'-0"	
	Pedestal:				
29	Front Setback:	15'-0"	17'-2"	15'-2"	
30	Side Setback:	10'-0"	5'-1"	10'-0"/ 5'-0" AT PEDESTAL	
31	Side Setback:	10'-0"	5'-2"	10'-0"/ 5'-0" AT PEDESTAL	
32	Side Setback facing street:	N/A	N/A	N/A	
33	Rear Setback:	10'-0"	24'-4"	10'-0"	
	Tower:				
34	Front Setback:	N/A	N/A	N/A	
35	Side Setback:	N/A	N/A	N/A	
ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback facing street:	N/A	N/A	N/A	
38	Rear Setback:	N/A	N/A	N/A	
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	NO. 1	NO.1	NO.1	
40	Total # of parking spaces	8	5	8	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	0.5 / HOTEL ROOM	1.5 / RESIDENTIAL UNIT	0.5 / HOTEL ROOM	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
43	Parking Space Dimensions	18'-0" x 8'-6"	17'-0" x 8'-6"	18'-0" x 3'-6"	
44	Parking Space configuration (45o,60o,90o,Parallel)	90 DEG	45 DEG	90 DEG	
45	ADA Spaces	1	0	1	
46	Tandem Spaces	0	0	0	
47	Drive aisle width	22'-0"	N/A	20'-0"	
48	Valet drop off and pick up	N/A	N/A	0	
49	Loading zones and Trash collection areas	0	0	0	
50	racks	0	0	0	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A	N/A	N/A	
52	Total # of seats	N/A	N/A	N/A	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
54	Total occupant content	N/A	N/A	N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
56	Is this a contributing building?	Yes or no			
57	Located within a Local Historic District?	Yes or no			

08 UNITS
TOTAL const. area 5,000 sf

Plot size 6,500 sf
Year built: 1946

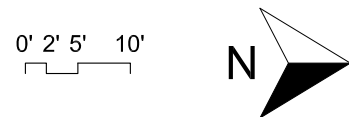
$$\text{FAR} = \frac{\text{BUILT AREA}}{\text{LOT AREA}}$$

$$\text{FAR} = \frac{5,000 \text{ SF}}{6,500 \text{ SF}} = 0.75$$



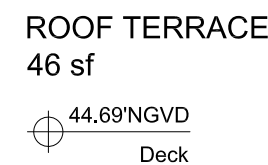
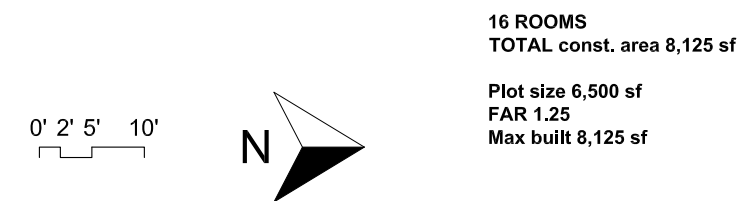
EXISTING FAR

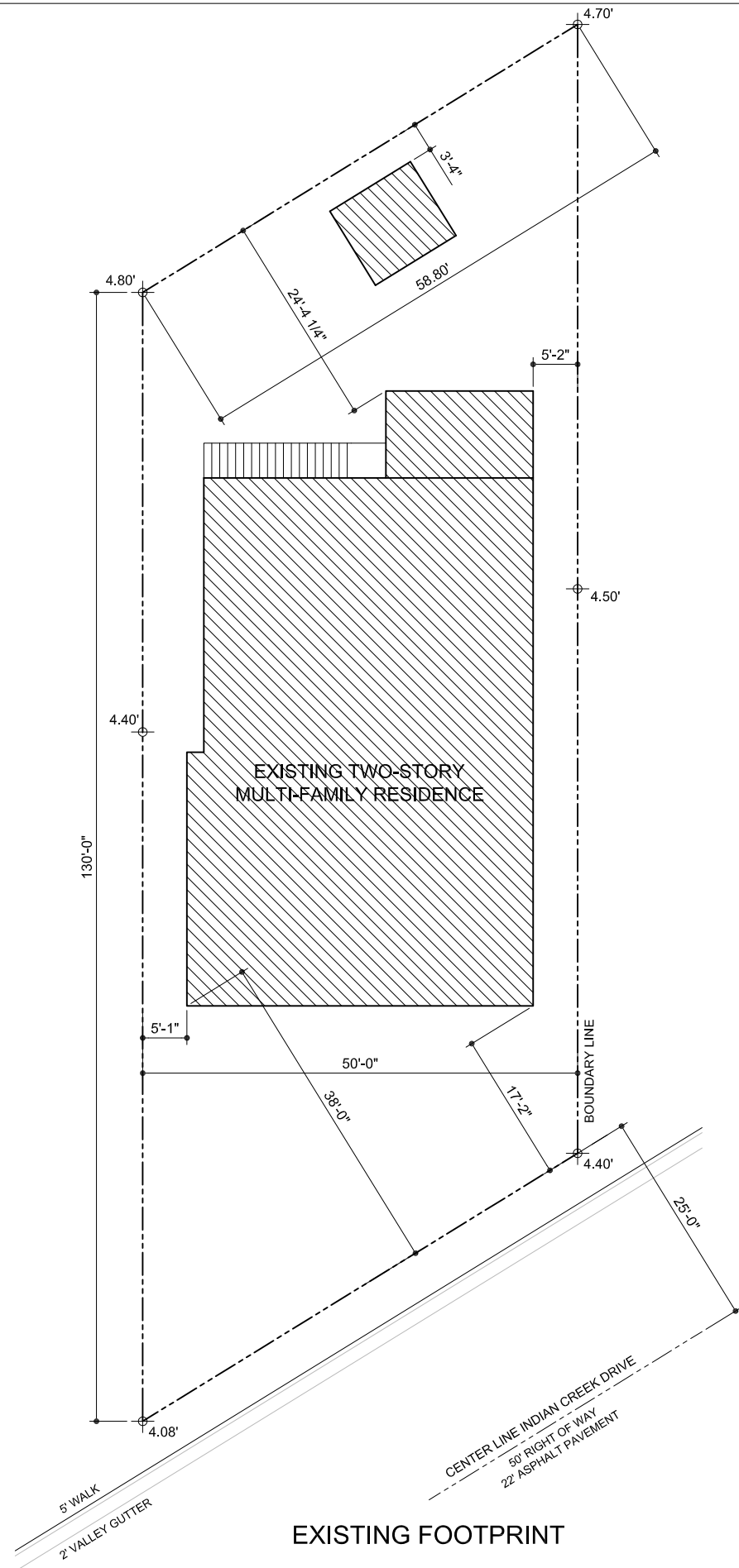
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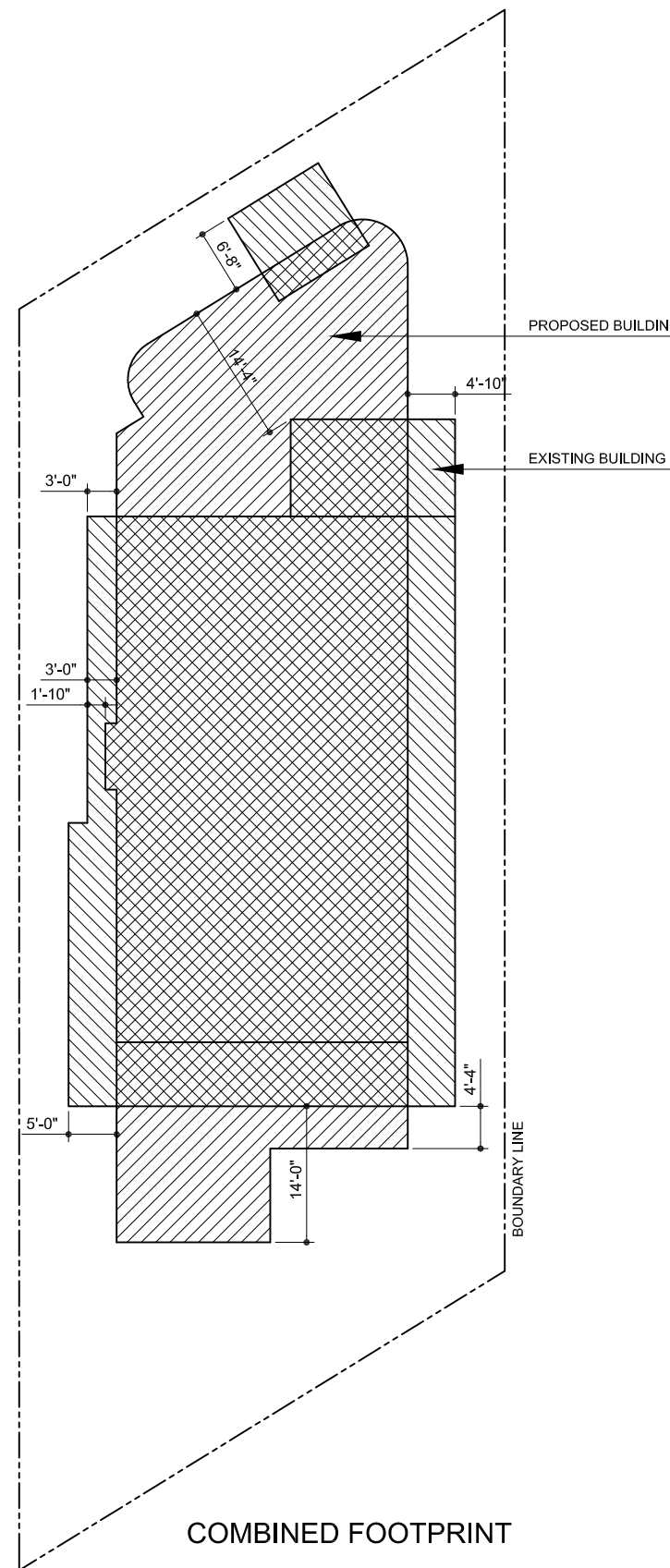
02|25

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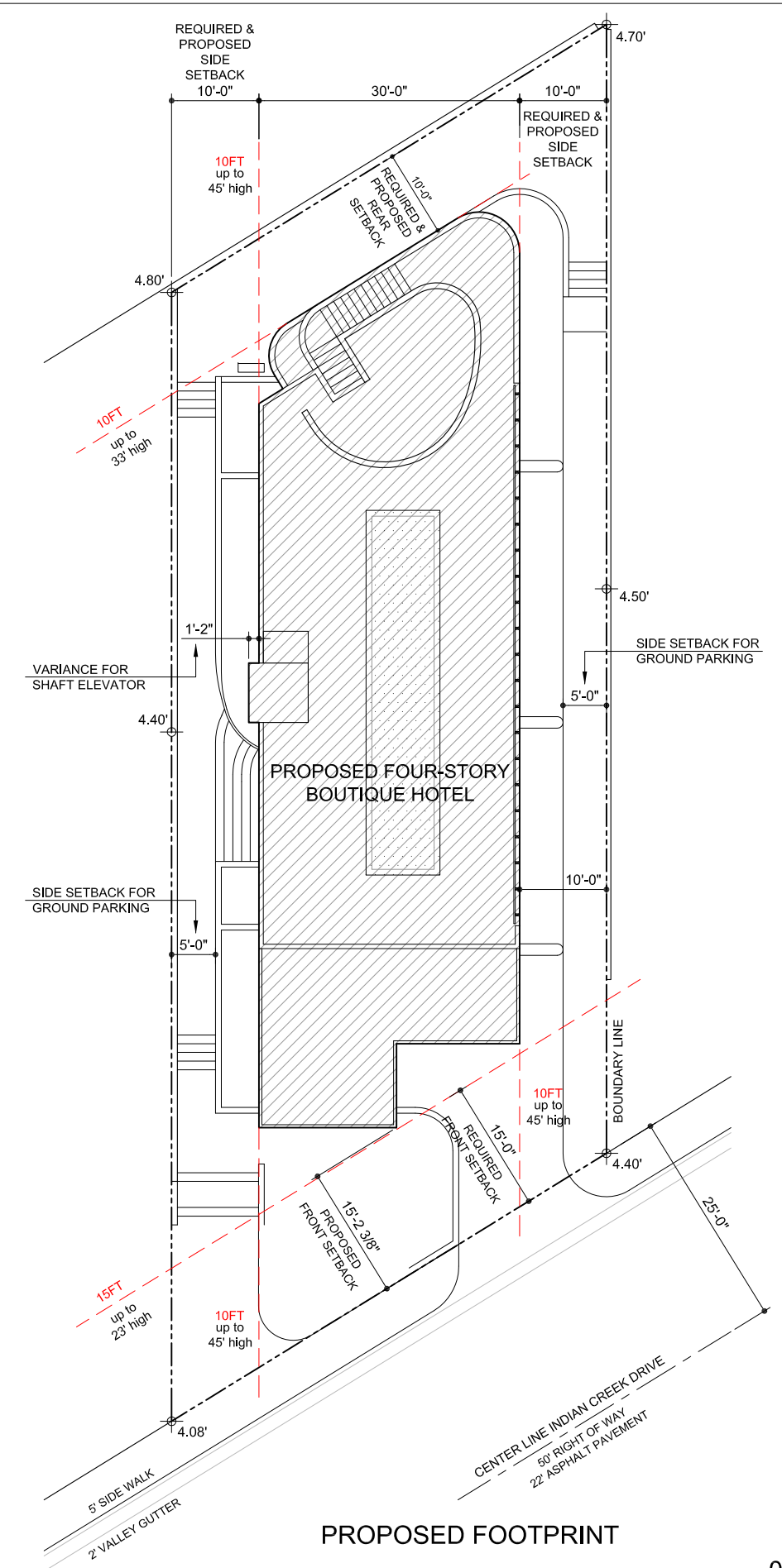




EXISTING FOOTPRINT



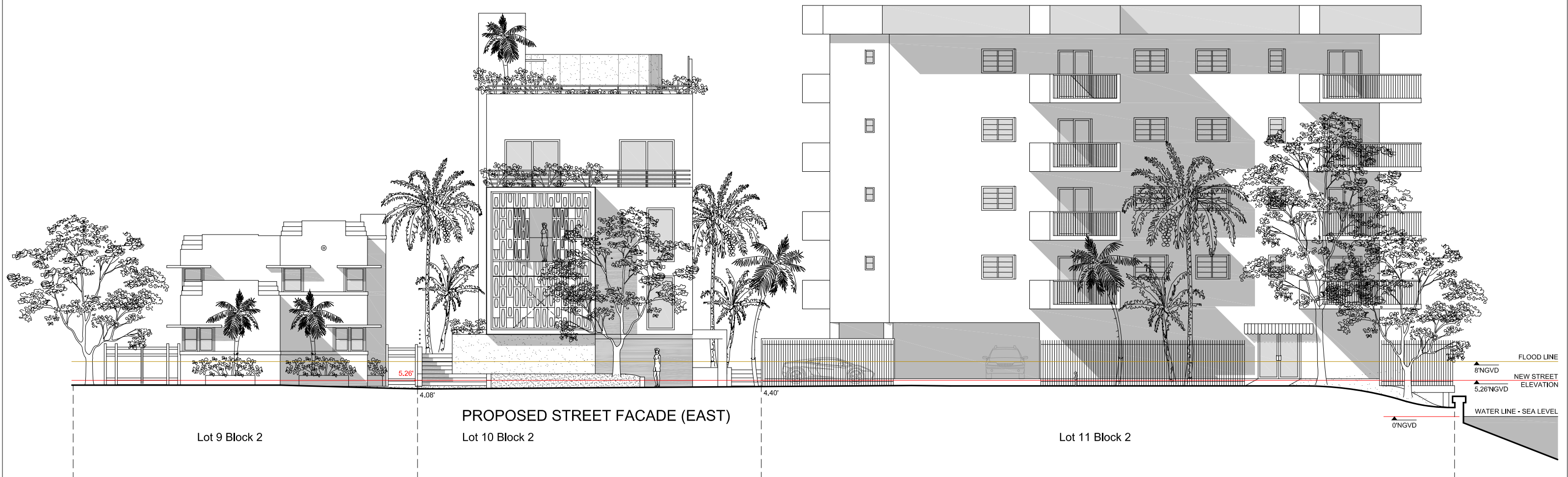
COMBINED FOOTPRINT



PROPOSED FOOTPRINT

0' 2' 5' 10'





PROPOSED STREET FACADE (EAST)

Lot 9 Block 2

Lot 10 Block 2

Lot 11 Block 2

0' 2' 5' 10'

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05|25

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01



02



03

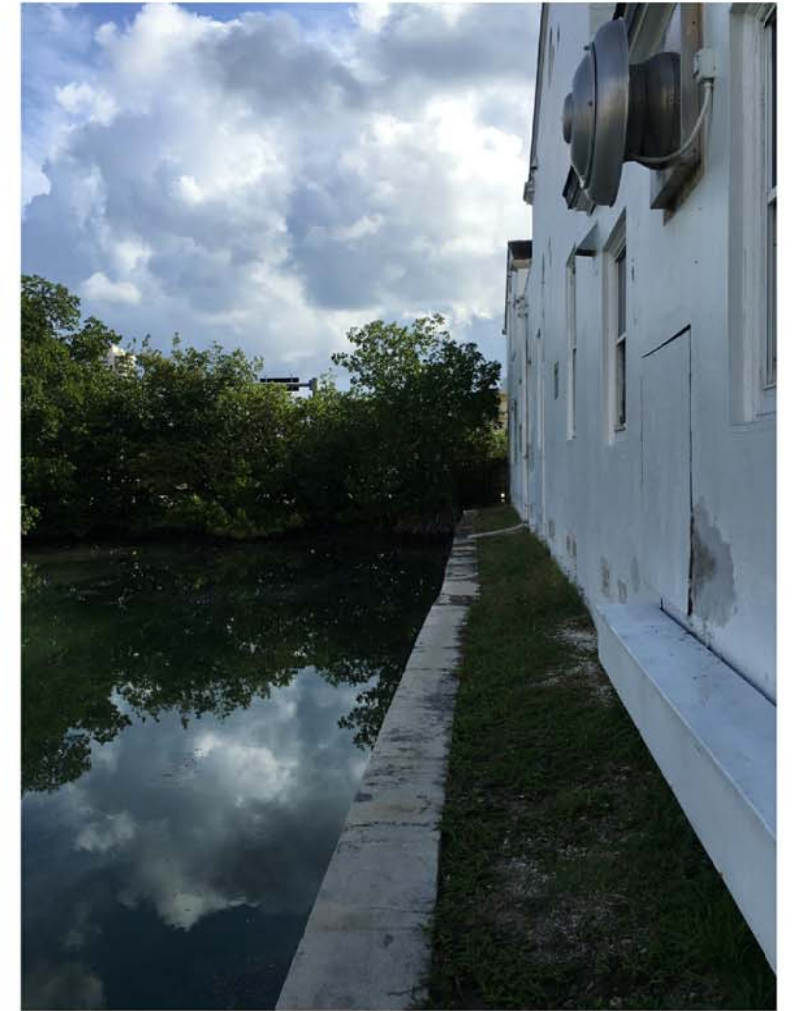
SURROUNDING AREA

PLEASE REFER TO PAGE 01-25 TO SEE LOCATION ON MAP

- 01. SITE VIEW FROM THE INTERSECTION
- 02. VIEW FROM THE END OF INDIAN CREEK DR. TOWARD 71st STREET
- 03. VIEW FROM THE INTERSECTION TOWARD INDIAN CREEK DR.
- 04. SEAWALL ON CANAL AT THE END OF INDIAN CREEK
- 05. SEAWALL ON CANAL AGAINST NORTH FACADE CHURCH



04



05



VIEWS FROM THE SITE TOWARD THE SURROUNDING AREA

PLEASE REFER TO PAGE 01-25 TO SEE LOCATION ON MAP

- 06. LOOKING AT THE CHURCH FROM THE EXISTING ROOF
- 07. LOOKING TOWARD THE INTERSECTION WITH 71st STREET FROM THE EXISTING ROOF
- 08. LOOKING TOWARD THE NORTH PROPERTY FROM THE EXISTING ROOF
- 09. LOOKING AT THE CANAL FROM THE EXISTING ROOF
- 10. LOOKING FROM THE PROPERTY TO THE SOUTH BACKYARD
- 11. LOOKING TOWARD THE NORTH-WEST CORNER OF THE PROPERTY FROM THE ROOF



A



B



VIEWS OF THE EXISTING BUILDING

- A. FRONT VIEW FROM THE STREET
- B. NORTH FACADE
- C. REAR FACADE
- D. SOUTH FACADE
- E. INTERIOR SPACE FIRST & SECOND FLOOR

C



D



E





A



B



C

D



F

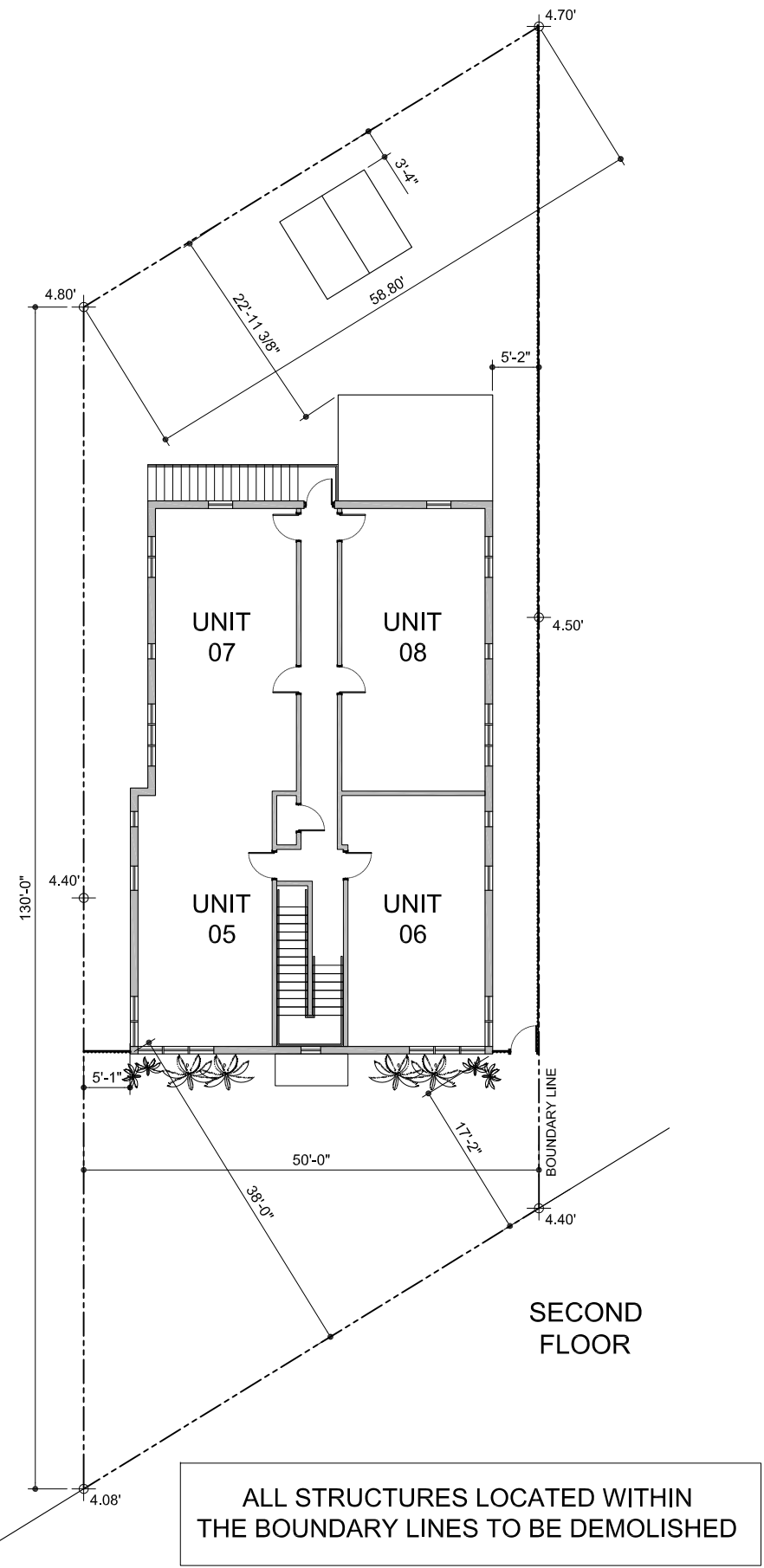
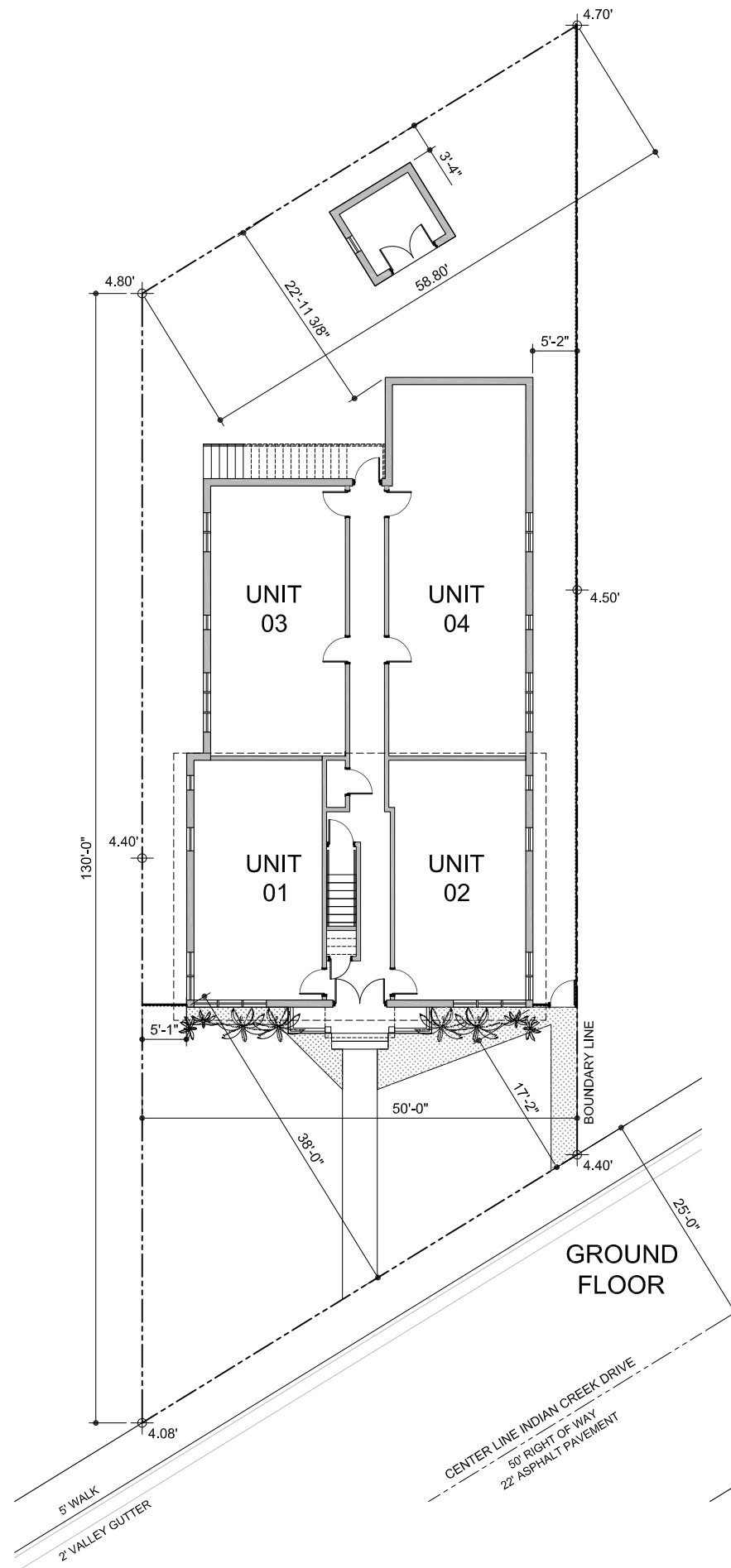


G

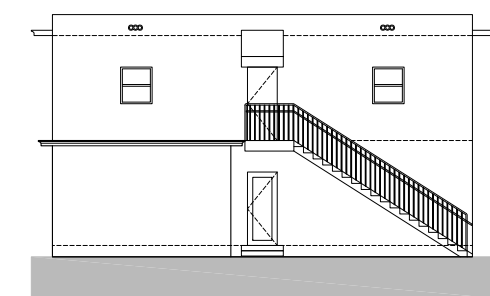


BOUNDARY PROPERTIES

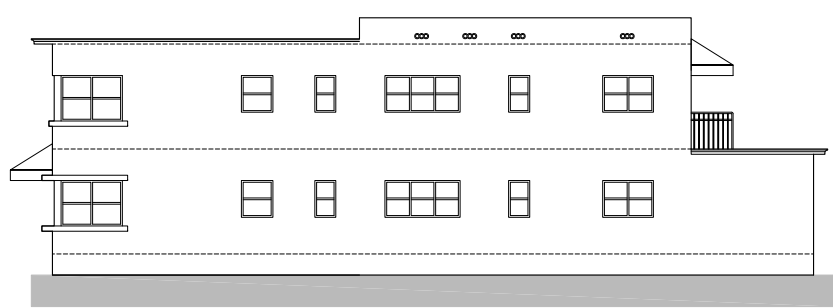
- A. SIDE FACADE SOUTH BUILDING FROM THE STREET
- B. REAR & SIDE FACADES SOUTH BUILDING FROM THE BACK YARD
- C. SOUTH BOUNDARY LINE OF THE PROPERTY FROM THE BACK YARD LOOKING TOWARD THE STREET
- D. SOUTH FACADE NORTH BUILDING SEEN FROM THE ROOF OF THE PROPERTY
- E. EAST FACADE NORTH BUILDING SEEN FROM THE STREET
- F. NORTH BOUNDARY LINE OF THE PROPERTY FROM THE BACK YARD LOOKING TOWARD THE STREET
- G. NORTH BOUNDARY LINE OF THE PROPERTY FROM THE STREET LOOKING TOWARD THE BACK YARD



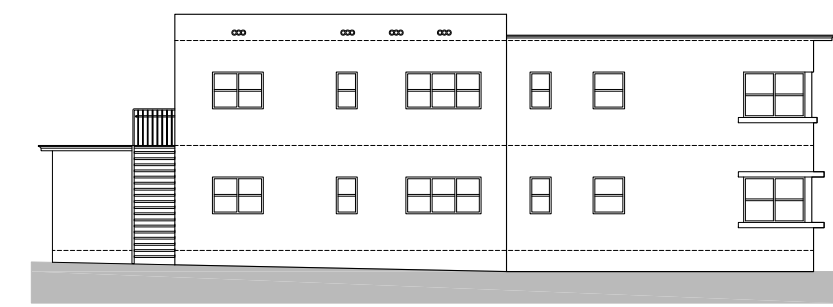
EAST (FRONT) ELEVATION



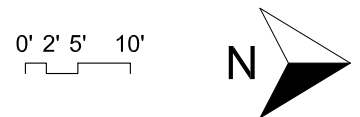
WEST (REAR) ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



TOTAL GROSS AREA: 4,421 SF
TOTAL EXISTING UNITS: 08

EXISTING | DEMOLITION PLANS
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